

Frederick Ward Associates, Inc.

Community Input Meeting

Box Hill Corporate Center Lots 8 & 9

Project No. 2091005.00

DATE: March 16, 2009

TIME: 6:00 pm

LOCATION: MRA Property Management, Inc.
3435-G Box Hill Corporate Center drive
Abingdon, Maryland 21009

PRESENT: *See Sign-in Sheet*

PURPOSE: The purpose of the meeting is to present the Site Plans for lots 8 & 9 at the Box Hill Corporate Center project to the Community and answer any questions the public may have regarding this development.

PROCEEDINGS:

The meeting was opened at approximately 6:00 PM by Mr. Schaffer; providing a brief introduction, description of the CIM and development process and description of the subject plans.

The narrative included the following:

- Site Location and surrounding development.
- Introduction-Ownership/Developer-Village of Bright Oaks, Inc.
- History of the site including the overall plan of the Box Hill Corporate Center.
- A copy of the site plan illustrating the proposed development as well was available for discussion.

DISCUSSION

- A question was asked if there were any firm tenants for these buildings. Jim Martin responded that there were no firm tenants and they were trying to position them selves for potential BRAC activity.
- A few questions were asked about traffic and any improvements that would be required. Gerry Powell talked about the findings of the Traffic Impact Study and explained about the restriping that would take place.



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P.O. Box 727, 5 S. Main Street, Bel Air, Maryland 21014, (410) 838-7900, Fax (410) 893-1243

- One citizen responded that they were happy to see the slope cut down at the intersection of Box Hill South Parkway and Box Hill Corporate Center Drive.
- A question was asked about the plans for the corner of Box Hill South Parkway and Rte 924. Jim Martin responded that there were none at the moment and the Developer has filed for rezoning on that piece of property for business use. Mr. Martin did state that the area in question is being used as construction storage for the SHA project currently under construction.
- Questions were asked as to when construction would begin and if there were any tenants. Mr. Martin responded that there were no tenants under contract at this time and his company is trying to be proactive in offering their project to BRAC users.
- A question was asked about Wegmans. Mr. Martin responded for folks to come see us at the CIM being conducted on April 13, 2009 at 6:00 pm at the Ramada Inn Conference Center.
- Some citizens asked if there were anything that could be done at the Box Hill South Parkway and Hidden Ridge intersection. These residents are concerned about making a left turn onto Hidden Ridge Drive due to the speed of traffic on Box Hill South Parkway. Mr. Powell responded that there were no improvements proposed at this time.

The meeting adjourned at 6:35 pm.

This report represents the Planner's Summation of the proceedings and is not a transcript although an attempt was made to document/summarize what was said in dialogue fashion.

Submitted by:

Frederick Ward Associates, Inc.



Louis Schaffer
Project Planner

